



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday July 28, 2015

Time: 7:00 P. M.

Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for July 28, 2015 - including any deletions or corrections
 - b. Approval of Minutes of July 14, 2015.
- VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VII. PLANNING & ZONING Action to be taken on the following applications:

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DON BURNETTE, County Manager

1. **UC-0234-14 (WC-0009-15) – SIDDIQ ASIF M, ET AL: (1405 E. Sunset Rd)**
WAIVER OF CONDITIONS of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with a commercial development on 0.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. MBS/jvm/ml (For possible action)
2. **DR-0272-13 (ET-0036-15) – SUNSET PROFESSIONAL PARK, LLC: (3663 E. Sunset Rd.)**
DESIGN REVIEW FIRST EXTENSION OF TIME to commence a comprehensive sign plan requesting to modify the regulations for the signs within a C-P zoning district on 3.6 acres in a C-P (Office & Professional) (AE-60) (AE-65) Zone. Generally located on the south side of Sunset Road, 675 feet west of Sandhill Road within Paradise. MBS/tk/ml (For possible action) **BCC 8/5/15**
3. **DR-0362-15 – VICTORIA PARTNERS, ET AL: (3770 S. Las Vegas Blvd.)**
DESIGN REVIEW for modifications to the Monte Carlo Resort Hotel including the demolition of the existing theatre/concert hall and construction of a new theatre/concert hall and a tenant space for restaurant or retail uses on 20.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/22/15**
4. **UC-0424-15 – CSD, LLC: (6629 S. Pecos Rd.)**
USE PERMITS for the following: **1)** allow exotic animals; **2)** allow agriculture-aviaries without a residential principal use; **3)** increase the number of birds allowed; **4)** allow agriculture-livestock, small without a residential principal use; and **5)** increase the number of agriculture-livestock, small allowed in conjunction with an approved museum and recreational facility on 36.2 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone. Generally located on the southwest corner of Sunset Road and Pecos Road within Paradise. MBS/gc/ml (For possible action) **BCC 8/19/15**
5. **ZC-0391-15 – EN VOGUE, LLC: (Koval Ln. & Reno Ave.)**
ZONE CHANGE to reclassify 1.3 acres from R-4 (Multiple Family Residential - High Density) (AE-65) Zone to H-1 (Limited Resort and Apartment) (AE-65) Zone for a resort condominium development in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** a resort condominium development with kitchens; **2)** increased building height; **3)** retail uses; **4)** restaurants; **5)** offices; **6)** on-premises consumption of alcohol; **7)** personal services; and **8)** a convenience store.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** alternative landscaping.
DESIGN REVIEW for a resort condominium development with associated commercial uses. Generally located on the northwest corner of Reno Avenue and Koval Lane within Paradise (description on file). MBS/al/ml (For possible action) **BCC 8/19/15**

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6. **UC-0425-15 – 3500-3675 PROCYON, LLC: (3545 Procyon St.)**
USE PERMITS for the following: **1)** expansion and modifications to an existing recycling center; and **2)** reduce the separation between a recycling center and a non-industrial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** trash enclosure; **3)** reduced setback for access gates; and **4)** allow non-standard off-site improvements.
DESIGN REVIEW for a recycling center on 5.7 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the west side of Procyon Street, 180 feet south of Spring Mountain Road within Paradise. SB/dg/ml (For possible action) **PC 8/18/15**
7. **UC-0431-15 – WATKINS, JOYCE & RONALD: (4949 Vista Flora Way)**
USE PERMIT to waive architectural design standards for an existing accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback for an existing single family residence; **2)** reduced setbacks and separation for an existing shed; **3)** reduced setbacks and separation for existing accessory structure; and **4)** reduced setbacks for an existing carport in conjunction with an existing single family residence on 0.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Vista Flora Way, 360 feet west of Nellis Boulevard within Paradise. CG/pb/ml (For possible action) **PC 8/18/15**
8. **UC-0438-15 – SREF SCOTTSDALE PLAZA, LLLP: (8790 S. Maryland Parkway)**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.1 acres in a C-P (Office & Professional) Zone and a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. SS/gc/ml (For possible action) **PC 8/18/15**
9. **UC-0443-15 – BKM PATRICK 102, LLC: (2875 Patrick Ln.)**
USE PERMIT for a major training facility (volleyball) within an existing office/warehouse complex on a portion of 14.2 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Patrick Lane and McLeod Drive within Paradise. MBS/pb/ml (For possible action) **PC 8/18/15**
10. **VS-0418-15 – FLAMINGO LAS VEGAS OPERATING COMPANY, LLC: (3555 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane and between Flamingo Road and Sands Avenue within Paradise (description on file). CG/co/ml (For possible action) **PC 8/18/15**
11. **VS-0442-15 – ARENA LAND HOLDINGS, LLC: (3780 S. Las Vegas Blvd.)**
VACATE AND ABANDON easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Tropicana Avenue and Park Avenue within Paradise (description on file). MBS/co/xx (For possible action) **PC 8/18/15**
12. **WS-0419-15 – CARBONI, MICHAEL & LISA, ET AL: (3540 E. Tompkins Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved single family residential development on 10.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the north and south sides of Tompkins Avenue, 550 feet east of Pecos Road within Paradise. CG/gc/ml (For possible action) **PC 8/18/15**

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13. **WS-0429-15 – XIE, HUYANG: (2040 E. Camero Ave.)**
WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening (decorative block (solid) wall) in the front yard in conjunction with an existing single family residence on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Camero Avenue, 150 feet west of Maldonado Drive within Paradise. SS/gc/ml (For possible action) **PC 8/18/15**

VIII. Correspondence:

IX. General Business: Items for discussion:

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.

XI. NEXT MEETING: **August 11, 2015**

XII. ADJOURNMENT:

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